

# **GATEWAY CENTRE REDEVELOPMENT PLAN**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

## **DECEMBER 1984**

Este documento se publica en inglés solamente. Los ciudadanos de habla hispana pueden llamar al Departamento de Planificación Municipal de Tucson para pedir ayuda en la traducción de este documento. Favor de llamar al 791-4505, o pase al Departamento de Planificación Municipal en el tercer piso del ayuntamiento municipal, 255 oeste calle Alameda.

**Adopted by Mayor and Council - December 10, 1984 - Resolution 12961**

### **FORMAL ACTION**

Mayor and Council:

October 22, 1984 - Resolution No. 12911 (Blight Declaration)

December 10, 1984 - Resolution No. 12961 (Adoption)

June 15, 1992 - Resolution No. 16013 (Slum Declaration)

June 22, 1992 - Resolution No. 16039 (Amendment)

November 27, 1995 – Ordinance No. 8599 (Change of Condition of Rezoning)

### **HEARINGS**

Mayor & Council:

December 10, 1984

June 22, 1992

**Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.**

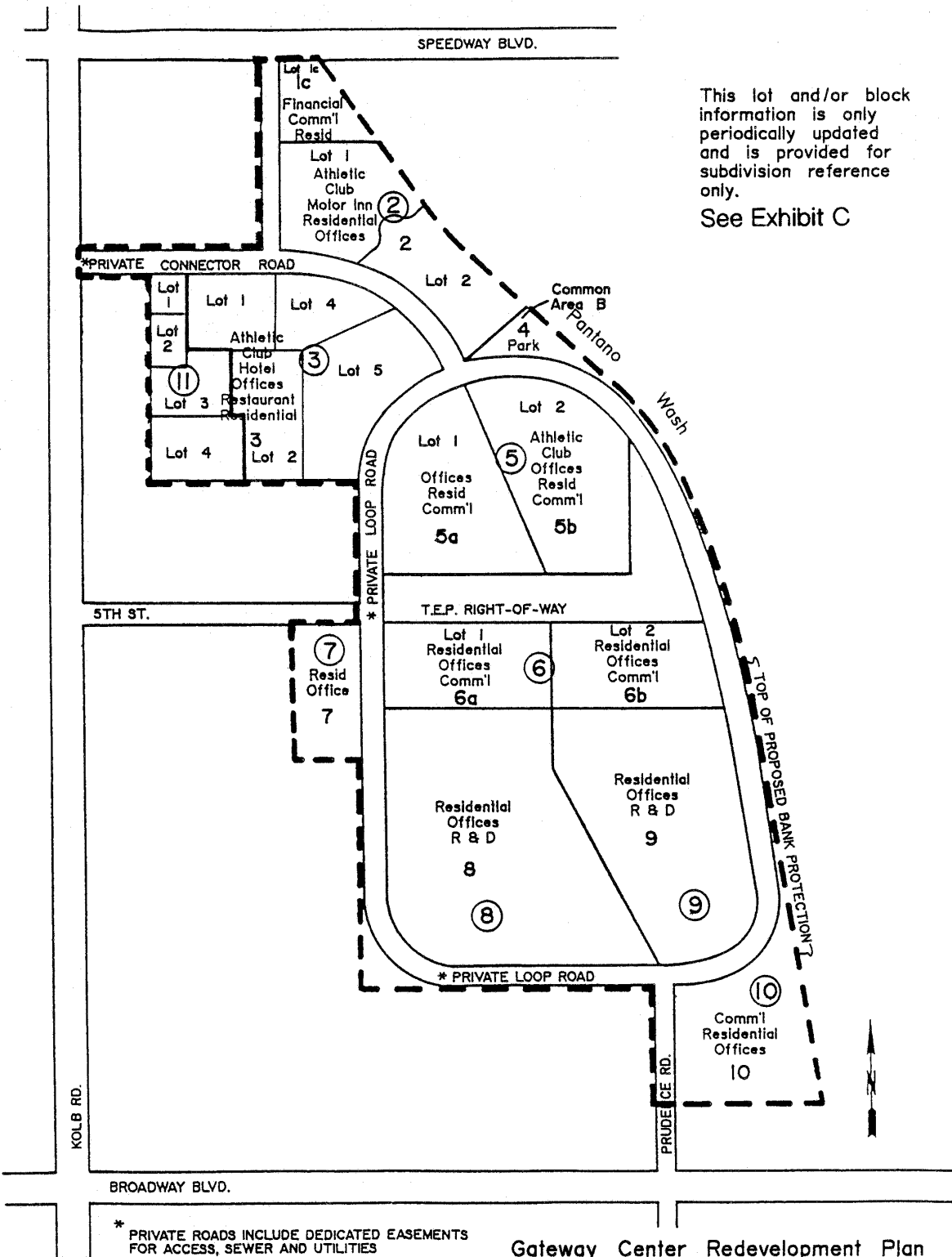
# **GATEWAY CENTRE REDEVELOPMENT PROJECT REDEVELOPMENT PLAN**

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Gateway Center Redevelopment Plan

Subdivision Lot And Block  
Numbers And Location Map

## ***Profile***

The *Redevelopment Plan* covers 166 acres of the irregularly shaped 182 acre land parcel of the *Gateway Centre Planned Area Development* located between Speedway Boulevard and Broadway Boulevard along the west side of the Pantano Wash and east of Kolb Road.

## ***Purpose***

For the Purpose of public health, safety and welfare, it was necessary that the site be restored to a stable, highly productive necessary that the site be restored to a stable, highly productive and aesthetically pleasing condition. In order to facilitate restoration and encourage development it was necessary to eliminate the numerous development constraints associated with the property which included mitigating the hazardous effects both on and off the old solid waste disposal site and construction of bank stabilization for the Pantano Wash.

## ***Plan Background***

For the purpose of public health, safety and welfare, it was necessary that the site be restored to a stable, highly productive and aesthetically pleasing condition. In order to facilitate restoration and encourage development it was necessary to eliminate the numerous development constraints associated with the property which included mitigating the hazardous effects both on and off the old solid waste disposal site and construction of bank stabilization for the Pantano Wash.

The City's and the property owner's goal was to eliminate the health and safety hazards on the site and return it to a productive and developable land parcel.

A redevelopment plan affecting approximately 166 acres of the Centre was proposed and adopted in December 1984. It served as a mechanism to mitigate the imposed site problems by focusing on the physical characteristics and development constraints of the property. Incorporating development standards designed to address the restrictive development elements relative to undeveloped lots in the Centre, the *Plan* permitted mixed uses, including residential, office, and commercial activities.



# I

## DEFINITIONS

- A. Activity Center. A part of the City of Tucson identified in the General Plan\* as an area where high-intensity mixed use development is permitted and/or encouraged. Other examples: University of Arizona, Tucson Municipal Airport Environs.
- B. Building Coverage/Lot Coverage. Building coverage includes all structural buildings and paved areas, including vehicular parking lots and driveways.
- C. Development Areas. Components of Gateway Centre Redevelopment Project for which specific types of uses have been identified and to which specific land use controls and restrictions have been applied. Development Areas include development areas 1(c), 2, 3, 4, 5(a), 5(b), 6(a), 6(b), 7, 8, 9 and 10 of the Planned Area Development. Alternative definitions: site or parcel.
- D. Floor Area. Floor area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding areas used for elevator shaft, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.
- E. Floor Area Ratio. The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the development site or lot. It is computed by dividing the floor area by the lot area. (For example, a building containing thirty thousand square feet of floor area on a ten thousand square foot lot has a floor area ratio of 3.0.).
- F. Gateway Centre. An integrated mixed-use activity center combining commercial, residential, business and other compatible land uses to create an internally oriented, high intensity mixed-use activity center located north of Broadway and west of the Pantano Wash in the City of Tucson.
- G. Gateway Centre Planned Area Development. A legal document, hereinafter referred to as the "Planned Area Development," adopted by the Mayor and Council on January 17, 1983 in Resolution 12133 following notice and public hearing, which establishes the type, location, intensity and character of development at Gateway Centre. The Planned Area Development is not incorporated by reference in its entirety; however, certain portions of the Planned Area Development are incorporated as expressly stated herein. Please refer to the index in this book for page of Planned Area Development.
- H. Master Methane Control Plan. A document discussing alternative means and systems to control methane gas generation and/or migration, defining monitoring procedures and

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\* *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "*Comprehensive Plan* (CP)" was changed to the "*General Plan*" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

setting forth organization and responsibilities for system installation and operation. Please contact the Tucson Planning Department at 602-791-4505 for a copy of the Master Methane Control Plan.

- I. Redeveloper. The person or entities who own or acquire development areas in Gateway Centre from the owner for the purpose of developing said development areas.
- J. Redevelopment Plan. A legal document prepared pursuant to A.R.S. Section 36-1471 et. seq., and adopted by the Mayor and Council following notice and public hearing, setting forth goals, concepts, standards, terms and conditions for the redevelopment of a specified slum land area. The Redevelopment Plan is not meant to, nor does it, modify the Gateway Centre Planned Area Development, which Planned Area Development establishes the type, location, intensity and character of development at Gateway Centre.
- K. Site Area. The land area in acres or square feet within the then existing boundaries of a development area or parcel.

## II

### **BOUNDARIES OF THE GATEWAY CENTRE REDEVELOPMENT PROJECT AREA**

The boundary of the project area is legally described on "Exhibits A and A-1" attached hereto. It is also illustrated on "Exhibit B," entitled "Existing Land Uses and Conditions of Real Property."

## III

### **EXISTING LAND USES AND CONDITIONS OF THE REAL PROPERTY THEREIN**

Existing land uses, building conditions and site conditions area shown on "Exhibit B."

## IV

### **REDEVELOPMENT PLAN OBJECTIVES AS THEY RELATE TO DEFINITIVE LOCAL OBJECTIVES**

Objectives of the *Redevelopment Plan* for this project area, as they relate to definitive local objectives regarding appropriate land uses, provision of housing to meet special needs, elimination of threats to public health and safety, reduction of municipal and county expenditures and fostering of economic growth in the community and the proposed land uses and building requirements in the redevelopment project area, include the following:

- A. To conform with the *General Plan* for the City of Tucson with respect to land use, including intensified development in "activity centers."
- B. To support joint efforts of other public agencies, private land owners and City departments in restoring former solid waste disposal sites (SWDS) to a safe and stable condition through the encouragement of appropriate and compatible uses, coupled with facilities and operating programs designed to mitigate environmental hazards.



- C. To augment community-wide recreational resources by implementing a system of "riverpark" pedestrian and bicycle pathways in landscaped public access easements along major washes per the *Parks, Recreation, Open Space and Trails* Element of the *Tucson General Plan*.
- D. To encourage excellence of design and provision of publicly accessible, landscaped open spaces.
- E. To demonstrate design and construction techniques which promote efficient energy usage.
- F. To create a focal core which establishes open space features and provides recreation amenities in concert with high intensity development.
- G. To develop land uses logically from west to east on the property (considering clustering, massing, and intensity of scale), achieving continuity of design and establishing a sense of identity.
- H. To set the urban character by employing a variety of architectural designs and by assuring continuity through coordinated landscaping, signage, street furniture and lighting.
- I. To provide a loop circulation system designed to facilitate intensive urban use functions integrated with the surrounding major street system.
- J. To ensure protection from flooding through bank protection, site grading and design and to maximize recreational opportunities, especially along the (Pantano) River Park, through a system of trails and other linkages.
- K. To reduce crime and disturbances which are sometimes associated with slum areas and large parcels of vacant land in urban areas.

## V

### LAND USE PLAN SHOWING PROPOSED USES OF THE AREA

Two land use concepts are proposed for Gateway Centre. The first land use concept proposes an open space core with a centrally located, high intensity mixed use development served by an efficient loop circulation system. The residential portion of the land use concept allows a maximum residential density of 100 dwelling units per acre in several development areas. This will allow development of a variety of residential products within a wide range densities as well as enhance the potential for vertical mixing of land uses.

The second land use concept proposes a mixed-use development in the north portion of the *Plan* area and a golf course in the south portion. The circulation system will be similar to the first land use concept except the loop road will not extend south around the golf course. The non-residential uses, primarily office and commercial, will provide a focus of employment and commercial activity in the Tucson Metropolitan area.

These land uses will be complemented and enhanced through the implementation of alternative modes of transportation, including pedestrian and bicycle trails which are proposed around the perimeter of the development area and with regards to the first land use concept, through the open space corridors and core area. The statistical summary (shown as Table 1 in the *Planned Area Development*) provides a breakdown of proposed uses by land use type, acreage, and maximum residential density, where appropriate. Exhibit C reflects the land use development concept.

## VI

### **STANDARDS OF LAND USE, LAND COVERAGE, BUILDING INTENSITIES AND POPULATION DENSITIES IN THE AREA AFTER REDEVELOPMENT**

#### A. Land Use, Land Coverage and Building Intensities

Land uses in the project area will be governed by the Planned Area Development. The Planned Area Development describes in detail the development standards for Gateway Centre, including Principal Land Uses, Alternative Land Uses, Land Use Design Concept, Amenities, and Land Coverage and Building Intensities. The redevelopment project area corresponds with development areas 1(c), 2, 3, 4, 5(a), 5(b), 6(a), 6(b), 7, 8, 9 and 10 of the Planned Area Development. The development standards for these areas are described in the Gateway Centre Planned Area Development.

#### B. Population Densities

In the first concept, development areas 1(c) through 10 of the Planned Area Development are primarily designated for commercial and/or office use, with the alternative land use for multi-family residential. The densities range from a low of 15 dwelling units per acre in development area 7 of the Planned Area Development to a maximum of 100 dwelling units per acre in development areas 5(a), 5(b), 6(a) and 6(b) of the Planned Area Development. Densities for each development area of the Planned Area Development can be found in the Development Standards of the Gateway Centre Planned Area Development. The total allowable number of dwelling units is approximately 7,500. The residential developments will vary in densities and housing types dependent upon the allowable dwelling units per acre as specified in the Planned Area Development.

In the second land use concept, development areas 1(c) through 10 of the *Planned Area Development* are also primarily designated for commercial and office use including golf course use in Development Areas 5-10, with the alternative land use for multi-family residential. Density ranges are the same as noted in the paragraph above.

#### C. Building Codes and Ordinances

All City policies, standards, criteria and procedures shall be in effect during the life of the project to improve design quality, flexibility, and harmony, as specified in the Planned Area Development. Policies and/or regulations of the City of Tucson, Pima County and the State of Arizona, with respect to (SWDS) hazard mitigation procedures

shall be adhered to throughout the development program and subsequent maintenance and operational phases.

D. State and Federal Regulations

All applicable State and Federal regulations in effect at the time and implementation of any phase of development of this project shall be complied with as it regards that phase and any remaining undeveloped areas.

## VII

### **PROPOSED CHANGES IN ZONING ORDINANCES AND MAPS, STREET LAYOUT, STREET LEVELS AND GRADES, BUILDING CODES AND ORDINANCES**

A. Zoning

The zoning for the site is governed by the *Planned Area Development*. The *Planned Area Development* establishes the type, location, intensity and character of development at Gateway Centre. It functions as a general blueprint of future development, focusing on the physical characteristics of the site and the development standards which will guide development within Gateway Centre.

The access/circulation pattern is also provided for in the *Planned Area Development* in Article II.A.2 and Article IIB.2.a. on Pages 7 and 20 of the *Planned Area Development*.

B. Street Changes

Fifth Street will be improved from Kolb Road east to the internal loop road system within Gateway Centre by the redeveloper. If warranted, a traffic signal will be installed at the intersection of Kolb Road and Fifth Street to City of Tucson standards by the redeveloper. That portion of Prudence Road which is presently unimproved north of Broadway will also be improved by the redeveloper as a public street to the loop road to City of Tucson standards. Additional rights-of-way for right-turn lanes on Speedway Boulevard and Kolb Road will be dedicated by the redeveloper. Non-signalized breaks in the Speedway Boulevard and Kolb Road median dividers are to be constructed by the redeveloper. All internal streets in the redevelopment project shall be private streets, subject to dedication of public access and utility easements thereon.

The access/circulation pattern is also provided for in the *Planned Area Development*.

C. Building Codes and Ordinances

The project will not result directly in the modification or change of any existing building codes or other ordinances, except portions of the zoning map of the city of Tucson, and possible future refinements to policies and regulations pertaining to mitigation of hazards attributable to SWDS Conditions.

## VIII

### **KIND AND NUMBER OF SITE IMPROVEMENTS AND ADDITIONAL PUBLIC UTILITIES REQUIRED TO SUPPORT NEW LAND USES AFTER REDEVELOPMENT**

#### **A. Basic Site Improvements**

Site improvements shall include: Approximately 5,000 feet of bank protection on the west bank of the Pantano Wash from Speedway Boulevard south toward Broadway; fill and re-grading of the site to assure positive drainage; if warranted the installation of a traffic signal at Fifth Street and Kolb Road; installation of utilities throughout the site; extension of Prudence Road as required by the City of Tucson arterial and/or collector street policies; construction of on-site circulation on access roadways as private streets in common areas; installation of perimeter landscaping in common areas; construction of storm drains and street lights; and installation of lateral utility service structures to serve individual buildings.

Adequate gas, electrical, sewer, water and telephone services for the proposed development are available at project boundaries. To the extent that it is necessary and incidental to site improvement and project construction, utilities requiring relocation, realignment or replacement will be accomplished at no cost to the City of Tucson.

#### **B. Blight Mitigation Plan**

Due to conditions of the SWDS, which encompasses a major portion of the project site, certain additional site improvements must be undertaken in order to mitigate existing or potential hazards to public health and safety. These are separately identified in order to comprehensively define a first phase program of actions necessary to prepare the site for redevelopment prior to occupancy of any structure thereon. This program of actions includes:

1. Clear and grub the site.
2. Surcharge with earth for compaction in selected areas.
3. Remove solid waste materials and dispose of them as required by law. Replace with engineered fill in selected areas.
4. Place earth fill materials on the site, compact and regrade to attain positive drainage.
5. Install drainage pipes and grates.
6. Install methane gas migration control and extraction system.
7. Construct bank protection on the west bank of Pantano Wash.

8. Install site surface sealants or sub-foundation vents in selected building construction area(s).
9. Operate and maintain gas control system and surface drainage areas.

In addition to the above, development plans for methane control for each site in the Development Areas must be approved by the City of Tucson prior to the issuance of a building permit. The developer shall demonstrate that the intended land use will not increase the potential for gas migration beyond the property lines or have a detrimental impact on existing gas control systems.

## **IX**

### **PROPOSED METHOD AND ESTIMATED COST OF LAND ACQUISITION AND SITE PREPARATION, AND ESTIMATED PROCEEDS OR REVENUES FROM DISPOSAL OF LAND TO REDEVELOPERS**

No land is proposed to be publicly acquired. All land is owned by the redeveloper.

The Illustrative Budget, attached hereto as "Exhibit D" identifies estimated construction and landscaping costs to complete development.

Direct costs of site preparation total an estimated \$4,600,000, subject to final engineer's design and construction bid.

The extra costs, including design, attributable to dealing specifically with the condition of the SWDS on portions of the site are \$6,500,000 of which \$4,000,000 are initial building construction costs (part of Illustrative Budget). Extraordinary maintenance and operational costs over a 20-year period, which represents one-half to one-third of the economic life of the project, are estimated at \$8,400,000. These costs are not included as part of the illustrative Budget because of unpredictability; however, they must be separately identified from time to time, since circumstances will arise requiring extraordinary corrective measures as a result of the inherent instability of the SWDS.

## **X**

### **PROPOSED METHOD OF FINANCING THE REDEVELOPMENT PROJECT**

It is anticipated that the project will be funded by Pima County Industrial Authority revenue bonds channeled through lending and mortgage institutions. No financial resources of the City of Tucson will be expended.

## **XI**

### **FEASIBLE METHODS PROPOSED FOR THE RELOCATION OF FAMILIES TO BE DISPLACED FROM THE REDEVELOPMENT AREA**

There are no resident families to be displaced from the redevelopment project area as a result of redevelopment activities.

## **XII**

### **REDEVELOPER'S OBLIGATIONS AND DESIGN OBJECTIVES**

#### **A. Time for Completion**

The redeveloper shall begin and complete the Mitigation Plan actions as set forth in Section VII.B above in an expeditious manner with completion to occur within 20 years, however, the redeveloper will endeavor to complete same within ten years. In the event of increased levels of methane gas migration or other circumstances deemed to constitute a serious public health and safety hazard, the redeveloper or his assigns shall implement a temporary contingency mitigation plan as soon as practicable upon receipt of notice from the Arizona Department of Environmental Quality, the City of Tucson or Pima County.

Thereafter, the redeveloper shall not be limited in time of completion of construction of other site improvements, buildings, landscaping or lighting, but shall have a continuing obligation to operate and maintain in a safe and effective condition the surface areas of the site, including any passive or active methane gas control and/or extraction systems.

#### **B. Blight Mitigation and Maintenance**

The redeveloper(s) shall comply with the provisions of the Master Methane Control Plan, "Exhibit E," attached hereto for convenient reference. Covenants pertaining to maintenance and operation of the methane gas control system and site drainage shall be in effect for so long as any portion of the site is occupied.

#### **C. Design Objectives**

The redeveloper will be required to meet certain design objectives enumerated below, subject to development plan review and approval, in order that sound and attractive development be achieved and to ensure that the new development is properly integrated into the area:

1. Provide building orientation and siting and an arrangement and relationship among uses and structures in an interesting sequence that defines, complements and supports a strong pedestrian corridor and landscaping theme as an integral part of the overall design and project activity concept.

2. Provide an attractive urban environment utilizing design techniques and materials that blend harmoniously with adjoining areas.
3. Provide for well-designed open spaces in relation to new buildings, including appropriately screened and landscaped pedestrian and parking areas.
4. Provide maximum separation and protection of pedestrian access routes from vehicular traffic arteries and optimum internal pedestrian circulation routes within the development.
5. Reflect standards of quality and excellence required for acceptance of the concept through Development Plan Review procedures.
6. It is expressly understood that a Development Plan for each proposed development, including landscaping signing and lighting plans, must be approved by the city of Tucson prior to the issuance of a building permit. Any proposed subsequent additions, deletions, or other modifications to approved plans must be resubmitted by the redeveloper(s) for approval by the City of Tucson before actual construction can occur.

The regulations and controls of this *Plan* as they pertain to land use will be implemented where applicable by appropriate covenants. The covenants shall be recorded with the plat and shall run with the land for a period of 50 years with automatic subsequent 10-year extensions.

D. Sale, Lease, or Reconveyance

The redeveloper of project land, as owner participants, may sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment. All obligations of the owner participants arising or to arise by reason of this *Redevelopment Plan* and covenants made pursuant hereto shall be made binding upon and expressly transferred to any successors in interest.

E. Liability

The redeveloper shall be responsible for its actions on the redevelopment project site in furtherance of this *Plan*. Consistent with this general undertaking, the redeveloper shall prepare prior to commencement of construction of any building on site which implements the land uses provided for in the *Planned Area Development*, in a form acceptable to the City Attorney, appropriate instruments holding the City harmless from liability arising from such acts of the redeveloper, its agents and employees.

### **XIII**

#### **PROCESSING**

The procedures for the application for Subdivision Plats and Development Plans and Methane Control are described in the *Planned Area Development*.

### **XIV**

#### **GRANTING OF VARIANCES IN THE EVENT OF HARDSHIPS**

Where unnecessary hardships, practical difficulties or consequences inconsistent with the general purposes of this *Redevelopment Plan* result from the literal interpretation and enforcement of restrictions and limitations imposed by this *Redevelopment Plan*, the owner of the property affected may make application to the City of Tucson for a variance, stating fully the grounds of the application and facts relied upon. The City of Tucson may grant a variance under such conditions and safeguards as it may determine appropriate, consistent with the general purposes and intent of this *Plan*, provided that in no instance will any variance be granted that will change or alter the land uses or other basic requirements of this *Plan*.

### **XV**

#### **PROCEDURES FOR CHANGES IN APPROVED PLAN**

The approved *Redevelopment Plan* may be modified by the City of Tucson upon compliance with requirements of the law; provided, that in respect to any land in the project area previously developed for use in accordance with the *Redevelopment Plan*, the City receives the written consent of the owner(s) of such other land in the *Redevelopment Plan* area whose interest(s) therein are materially affected by such amendment.



## **EXHIBIT A**

### **Description of Gateway Centre**

A part of Section 8, Township 14 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Northwest corner of the Northwest One-Quarter (NW 1/4) of said Section 8;

THENCE S 89°57'04" E along the North line of the said Northwest One-Quarter (NW 1/4) a distance of 75.00 feet to a line 75.00 feet East of and parallel with the West line of the said Northwest One-Quarter (NW 1/4);

THENCE S 00°02'52" E along the said parallel line a distance of 962.22 feet to the POINT OF BEGINNING at a point of curvature of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 89°52'06" for an arc distance of 39.21 feet to a point of tangency;

THENCE S 89°54'57" E 700.03 to a point of curvature of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, to the left, having a radius of 113.50 feet and a central angle of 90°02'07" for an arc distance of 178.36 feet to a point of tangency;

THENCE N 00°02'56" E 769.40 feet to a point of curvature of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency;

THENCE N 89°57'04" W 128.50 feet;

THENCE N 88°09'40" W 160.08 feet to a line 75.00 feet South of and parallel with the North line of the said Northwest One-Quarter (NW 1/4);

THENCE S 89°57'04" E along the said parallel line a distance of 603.13 feet;

THENCE S 35°23'42" E 739.42 feet to a point of curvature of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 3,150.00 feet and a central angle of 09°16'04" for an arc distance of 509.52 feet to a point of tangency;

THENCE S 44°39'46" E 473.95 feet to a point of curvature of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, to the right, having a radius of 2,850.00 feet and a central angle of 36°18'44" for an arc distance of 1,806.24 feet to a point of tangency;

THENCE S 08°21'02" E 1,910.93 feet to the North line of the drainageway recorded in Docket 5745 at Page 857;

THENCE S 80°35'45" W along the said North line a distance of 80.09 feet to the West line of the said drainageway;

THENCE S 09°24'15" E along the said West line a distance of 13.70 feet to the North line of the Alley recorded in Docket 2810 at Page 187;

THENCE N 89°54'15" E along the said North line a distance of 618.32 feet to the East line of VISTA DEL SAHUARO IV as recorded in Book 14 of Maps and Plats at Page 73, Pima County Recorder's Office, Pima County Arizona;

THENCE N 00°09'27" W along the said East line a distance of 546.03 feet to the North line of said subdivision;

THENCE N 89°37'45" W along the said North line a distance of 1,260.14 feet to the East line of a Wellsite;

THENCE N 00°09'10" W along the said East line a distance of 60.00 feet to the North line of the Wellsite;

THENCE N 89°37'45" W along the said North line a distance of 60.00 feet to the West line of the Wellsite;

THENCE S 00°09'10" E along the said North line a distance of 60.00 feet to the North line of said subdivision

THENCE N 89°37'45" W along the said North line a distance of 10.00 feet to the East line of KINGSTON KNOLLS TERRACE as recorded in Book 12 of Maps and Plats at Page 71, Pima County Recorder's Office, Pima County, Arizona;

THENCE N 00°09'10" W along the said East line a distance of 1,046.66 feet;

THENCE N 89°46'19" W along the said East line a distance of 332.34 feet;

THENCE N 00°09'59" W along the said East line distance of 661.87 feet to the South line of the said Northwest One-Quarter (NW 1/4);

THENCE S 89°49'19" E along the said South line a distance of 332.32 feet to the East line of the Southwest One-Quarter (SW 1/4) of the said Northwest One-Quarter (NW 1/4);

THENCE N 00°06'09" W along the said East line a distance of 661.68 feet to the South line of the North One-half (N 1/2) of the said Southwest One-Quarter (SW 1/4);

THENCE N 89°50'44" W along the said South line a distance of 928.01 feet to a line 401.50 feet East of and parallel with the West line of the said Northwest One-Quarter (NW 1/4);

THENCE N 00°02'52" W along the said parallel line a distance of 929.46 feet;

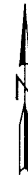
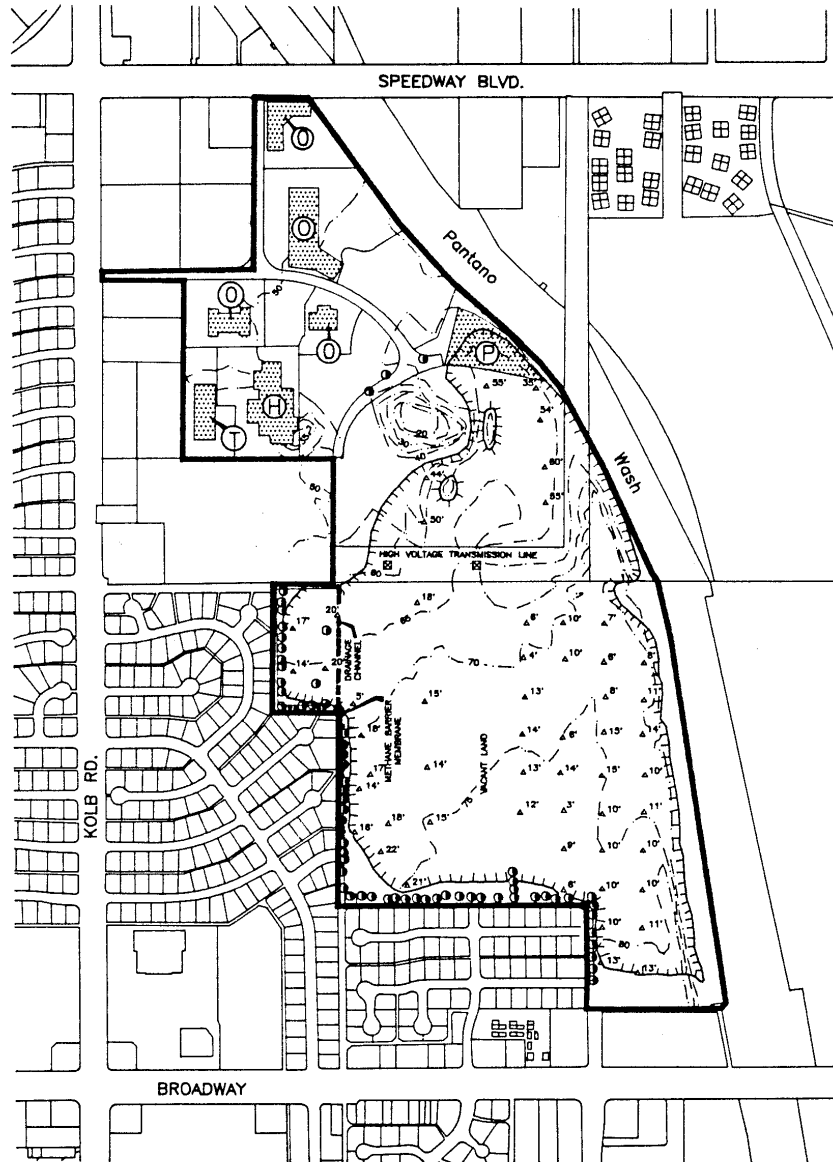
THENCE N 89°54'57" W 326.50 feet to a line 75.00 feet East of and parallel with the West line of the said Northwest One-Quarter (NW 1/4);

THENCE N 00°02'52" W along the said parallel line a distance of 91.44 feet to the POINT OF BEGINNING.

Containing 166.770 acres, more or less.



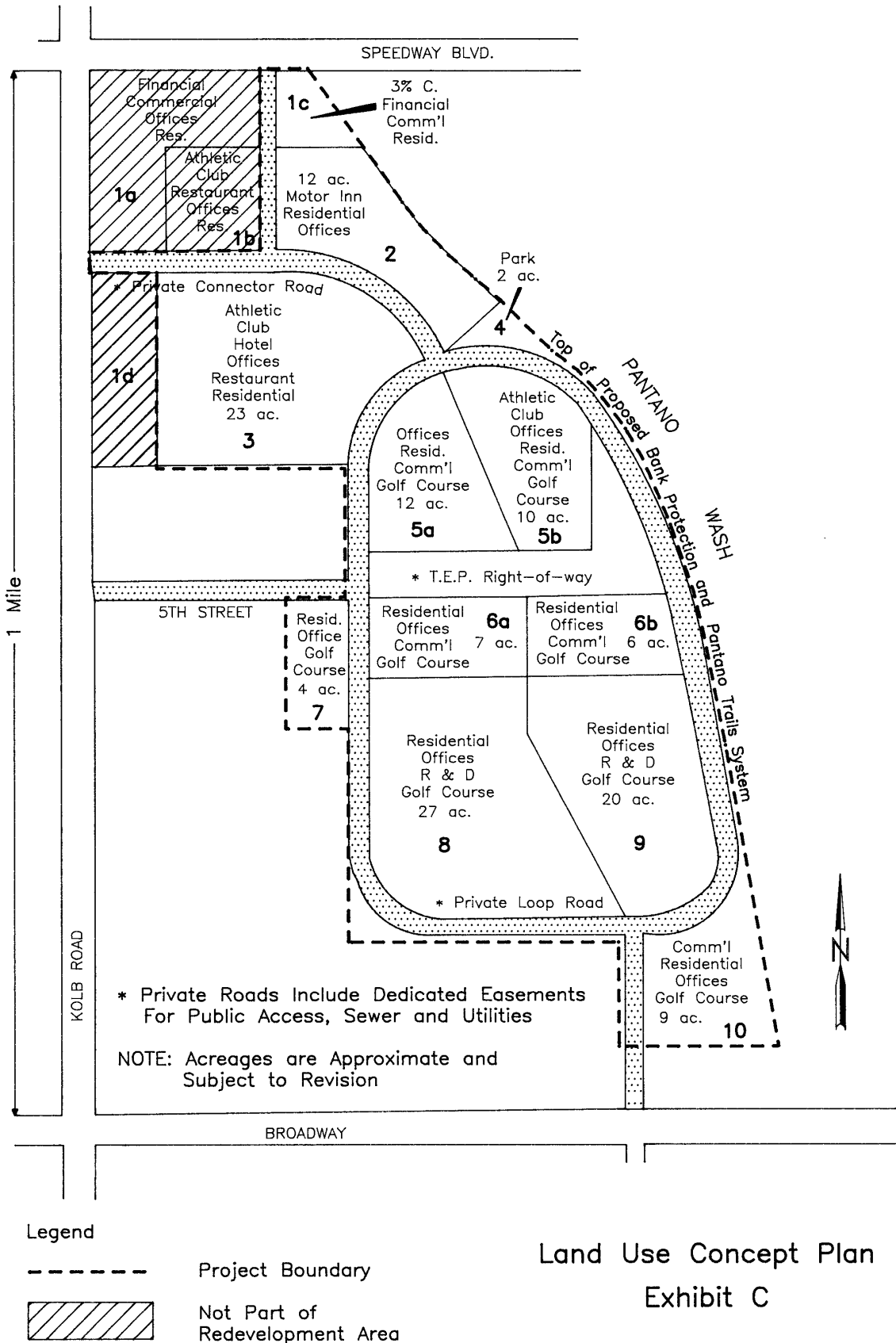
Exhibit A-1



- |  |                      |  |                             |
|--|----------------------|--|-----------------------------|
|  | Limits of Landfill   |  | Offices                     |
|  | Depth of Landfill    |  | Hospital                    |
|  | 5 foot Contour Lines |  | Theatre                     |
|  | Methane Gas Probe    |  | Park                        |
|  | Power Poles          |  | Redevelopment Area Boundary |

Gateway Centre  
Redevelopment Plan  
Existing Land Use and  
Conditions of Real Property

Exhibit B



**EXHIBIT D**

**GATEWAY CENTRE REDEVELOPMENT PLAN  
ILLUSTRATIVE BUDGET**

The additional costs listed below are associated with development of a solid waste disposal site. They incorporate costs arising from the development of the landfill parcel and the procedures our consultants advise as to the curing of the hazardous conditions.

Site Investigation (includes probe installation, monitoring testing gas and soils, and consultation)	\$ 309,000
Design (includes grading, utilities, landscaping, and basic extras for buildings)	179,500
Site Preparation (includes bank protection, imported fill, perimeter gas control and on-site drainage)	4,613,350
Site Improvement (includes refuse removal)	2,416,500
Buildings, (includes foundation piers and methane control and monitors and sensors) Golf Course	4,092,000
Financing (for the above)	13,430,000
Maintenance (includes paving, monitoring, inspection and control system over a 20-yr. period)	<u>8,400,000</u>
TOTAL	\$37,440,350